

Application ref: 2020/0680/P
Contact: Catherine Bond
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Date: 8 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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Murray Birrell Ltd
Mortimer House
40 Chatsworth Parade
Queensway
Petts Wood
BR5 1DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Charles Dickens Museum
48 Doughty Street
London
WC1N 2LZ

Proposal:

Renewal of front basement lightwell staircase and installation of lead overflow pipe to front parapet gutter.

Drawing Nos: Site Location Plan; 84.09 01 rev A; 84.09 01 rev A; 84.09 02 rev A;
84.09 03 rev A; 84.09 04 rev A; Design and Access & Heritage Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; 84.09 01 rev A; 84.09 01 rev A; 84.09 02 rev A; 84.09 03 rev A; 84.09 04 rev A; Design and Access & Heritage Statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The application site is the Charles Dickens Museum, which comprises a grade I listed mid-terrace townhouse at No 48 Doughty Street and the linked adjacent grade II listed mid-terrace No 49 Doughty Street. The museum is located on the eastern side of Doughty Street within the Bloomsbury Conservation Area.

The proposed works comprise the renewal of the front basement lightwell staircase, plus the installation of a lead overflow pipe to the front parapet gutter at No 48 Doughty Street.

The existing front lightwell staircase is a comparatively recent addition constructed from timber, which is likely to have replaced an earlier more traditional stone staircase. The existing staircase is in poor structural and aesthetic condition, and as such is in need of replacement. Following a survey of other external front stairs in the terrace, many of which are modern, an open-tread pre-fabricated steel design was specified. The proposed stairs will be accessed through the historic front railing gate, and will follow a dog-leg pattern with a square half-landing where it turns through 90 degrees. Its lower section will skirt the front façade of the house, with its length minimised so as not to coincide with the southernmost basement sash window. The balustrade will adhere to a simple design with vertical spindles and a continuous handrail on its outer side. All new steelwork will be painted black to match the historic front boundary railings.

The proposed lead overflow pipe will penetrate the main eaves parapet wall at the front of the property. The overflow pipe will measure 50mm in diameter and will form part of a dual early warning system with No 49, should the parapet gutters block in the future. The front gutter is particularly prone to blockages from leaves due to the close proximity in the street of a London plane tree. Following officer concerns that the pipe would be too prominent on the front elevation, the design has been revised so that it will be painted white to match the parapet colour and cut back at an angle of 45 degrees to reduce its visibility.

It is considered that the proposed works will improve the function and

maintenance of the property, causing no harm to the special interest of the grade I listed building and the surrounding conservation area. No impacts will arise from the works on neighbouring amenity.

Public consultation was undertaken by placement of a press notice and site notice, and no responses were received. Bloomsbury CAAC was consulted but did not respond. Historic England was consulted, whereby a response was issued on 26 February 2020 (and authorised by the Secretary of State on 6 March 2020), directing the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum

Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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- 6 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer